

SECTION 6

REAL ESTATE COST SCHEDULES

FAIR QUALITY

Characteristics: Materials and workmanship are below average. Most commonly mass produced with few ornamentation. Interior finish is plain. Rooms are less than adequate in size.

Foundation: Concrete slab, crawl space or full basement with concrete floor – 8” concrete block or poured concrete.

Walls: 2 X 4 – 16 inches on center occasionally 2 X 6 – 24 inches on center. 3/8” exterior plywood, stucco, economy lap siding.

Roof: Light weight composition or wood shingles – minimum overhang.

Floors: Wood subfloor is included in the basic cost per square foot. 2 X 8 – 16 inches on center occasionally 24 inches on center. Fir or soft wood double floor. Linoleum or cheaper tile. Some cheaper grade carpeting.

Interior: Economy grade millwork and kitchen cabinets. Cheap paneling, plaster board or celetex.

Heating: Space heaters, wall or floor furnace or minimum forced air system.

Plumbing: Minimum plumbing, below standard grade fixtures. The base cost per sq. ft. includes six fixtures such as toilet, lavatory, kitchen sink, tub with shower, water heater or laundry tub, and one rough-in.

Electricity: Limited number of outlets – wiring meets minimum requirements.

AVERAGE QUALITY

Characteristics: Materials and workmanship are average, but do not reflect custom craftsmanship. Commonly mass produced with better architectural design and ornamentation. Interior finish is plain. Rooms size is adequate.

Foundation: Full basement with concrete floor; 8” concrete block or poured concrete. Occasionally concrete slab or crawl space.

Walls: 2 X 4 – 16 inches on center – 5/8” exterior grade plywood. Wood siding, or stucco.

Roof: Average weight asphalt shingles. Light weight wood shingles.

Floors: 2 X 8 – 16 inches on center. Second grade hardwood. Standard linoleum tile. Some average grade carpeting.

Interior: Prefinished plywood cabinets. Adequate amount of closet space. Interior walls are taped and painted drywall, with wallpaper or inexpensive paneling.

Heating: Forced-air furnace with adequate output and ductwork.

Plumbing: Average quality fixtures. The base cost per sq. ft. includes eight fixtures such as toilet, lavatory, kitchen sink, tub with shower, water heater or laundry tub and one rough-in.

Electricity: Adequate number of outlets. Some better luminous fixtures in bathrooms and kitchen.

GOOD QUALITY

Characteristics: Good-quality standard materials. May be mass produced in above-average residential developments or built for an individual owner. More attention given to architectural design and interior and exterior refinements. Room size is adequate or better.

Foundation: Full basement with concrete floor; 8" concrete block or poured concrete. Reinforced walls with water proofing below grade.

Walls: 2 X 4 – 16 inches on center. 3/4" exterior grade plywood. Wood siding, brick or stone veneer.

Roof: Better than average grade asphalt or wood shingles.

Floors: 2 X 8 – 16 inches on center. Hardwood or good carpeting.

Interior: Better than average quality and amount (birch or oak) millwork and kitchen cabinets, good grade paneling, plaster or sheetrock.

Heating: Central forced air, hot water or electric – no central air conditioner.

Plumbing: Good quality fixtures. The base cost per sq. ft. includes eleven fixtures such as toilet, lavatory, kitchen sink, tub with shower, water heater or laundry tub and one rough-in.

Electricity: Good number of convenient outlets. Luminous fixtures in kitchen and bathrooms.

1 Story/Basement

FAIR QUALITY



AVERAGE QUALITY



GOOD QUALITY



1 STORY RESIDENCE**September 2005****Fair Quality**

<u>Sq Ft</u>	Cost per <u>Sq Ft</u>	Deduct for <u>No Basement</u>
800	80.35	11.58
1,000	76.95	10.70
1,200	74.09	9.82
1,400	72.02	9.37
1,600	70.21	8.92
1,800	68.86	8.75
2,000	67.64	8.57

Adjustments per sq ft

Central Air	1.49
Finished Basement	4.31
Finished Semi or Walkout Basement	17.29
Patio	4.41
Deck	13.48

Additional costs

Plumbing per Fixture (Base 6 Fixtures + Rough-in)	742
Fireplaces Single	2,300
Double	3,100

Average Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft</u>	Deduct for <u>No Basement</u>
800	93.33	12.76
1,000	89.45	11.79
1,200	86.19	10.82
1,400	83.84	10.33
1,600	81.76	9.84
1,800	80.20	9.64
2,000	78.80	9.44

Adjustments per sq ft

Central Air	1.57
Finished Basement	5.00
Finished Semi or Walkout Basement	19.89
Patio	4.77
Deck	15.04

Additional costs

Plumbing per Fixture (Base 8 Fixtures + Rough-in)	912
Fireplaces Single	2,700
Double	3,900

Good Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft</u>	Deduct for <u>No Basement</u>
800	122.45	16.10
1,000	117.48	14.90
1,200	113.31	13.70
1,400	110.26	13.09
1,600	107.59	12.47
1,800	105.58	12.23
2,000	103.78	11.98

Adjustments per sq ft

Central Air	1.74
Finished Basement	7.44
Finished Semi or Walkout Basement	30.33
Patio	5.66
Deck	18.69

Additional costs

Plumbing per Fixture (Base 11 Fixtures + Rough-in)	1,431
Fireplaces Single	4,000
Double	5,700

1½ Story/Basement

FAIR QUALITY



AVERAGE QUALITY



GOOD QUALITY



1 1/2 STORY RESIDENCE

September 2005

Fair Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft *</u>	Deduct for <u>No Basement</u>	Adjustments per sq ft	
800	93.89	11.97	Central Air	2.09
1,000	90.46	11.09	Finished Basement	4.31
1,200	87.57	10.20	Finished Semi or Walkout Basement	17.29
1,400	85.47	9.76	Patio	4.41
1,600	83.62	9.31	Deck	13.48
1,800	82.24	9.14	Additional costs	
2,000	81.00	8.95	Plumbing per Fixture (Base 6 Fixtures + Rough-in)	742
			Fireplaces Single	2,800
			Double	3,600

Average Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft *</u>	Deduct for <u>No Basement</u>	Adjustments per sq ft	
800	109.48	13.21	Central Air	2.20
1,000	105.32	12.24	Finished Basement	5.00
1,200	101.83	11.27	Finished Semi or Walkout Basement	19.89
1,400	99.28	10.79	Patio	4.77
1,600	97.03	10.29	Deck	15.04
1,800	95.33	10.10	Additional costs	
2,000	93.79	9.89	Plumbing per Fixture (Base 8 Fixtures + Rough-in)	912
			Fireplaces Single	3,400
			Double	4,500

Good Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft *</u>	Deduct for <u>No Basement</u>	Adjustments per sq ft	
800	141.72	16.66	Central Air	2.43
1,000	135.96	15.46	Finished Basement	7.44
1,200	131.17	14.26	Finished Semi or Walkout Basement	30.33
1,400	127.63	13.65	Patio	5.66
1,600	124.54	13.04	Deck	18.69
1,800	122.17	12.79	Additional costs	
2,000	120.04	12.54	Plumbing per Fixture (Base 11 Fixtures + Rough-in)	1,431
			Fireplaces Single	4,900
			Double	6,500

* Apply Cost per Sq Ft to main floor area only.

2 Story/Basement

FAIR QUALITY



AVERAGE QUALITY



GOOD QUALITY



2 STORY RESIDENCE**September 2005****Fair Quality**

<u>Sq Ft</u>	Cost per <u>Sq Ft *</u>	Deduct for <u>No Basement</u>
450	140.65	14.92
500	137.73	14.33
550	135.17	13.80
600	132.86	13.34
700	128.89	12.55
800	125.54	11.89
900	122.68	11.34

Adjustments per sq ft

Central Air	2.99
Finished Basement	4.31
Finished Semi or Walkout Basement	17.29
Patio	4.41
Deck	13.48

Additional costs

Plumbing per Fixture (Base 6 Fixtures + Rough-in)		742
Fireplaces	Single	2,800
	Double	3,600

Average Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft *</u>	Deduct for <u>No Basement</u>
450	162.37	16.60
500	158.79	15.95
550	155.77	15.37
600	152.80	14.86
700	147.92	14.00
800	143.82	13.28
900	140.32	12.67

Adjustments per sq ft

Central Air	3.14
Finished Basement	5.00
Finished Semi or Walkout Basement	19.89
Patio	4.77
Deck	15.04

Additional costs

Plumbing per Fixture (Base 8 Fixtures + Rough-in)		912
Fireplaces	Single	3,400
	Double	4,500

Good Quality

<u>Sq Ft</u>	Cost per <u>Sq Ft *</u>	Deduct for <u>No Basement</u>
600	201.41	18.79
650	198.30	18.22
700	195.46	17.70
800	190.44	16.80
900	186.14	16.03
1000	182.41	15.38
1100	179.07	14.80

Adjustments per sq ft

Central Air	3.47
Finished Basement	7.44
Finished Semi or Walkout Basement	30.33
Patio	5.66
Deck	18.69

Additional costs

Plumbing per Fixture (Base 11 Fixtures + Rough-in)		1,431
Fireplaces	Single	4,900
	Double	6,500

* Apply Cost per Sq Ft to main floor area only.

GARAGES
September 2005

COSTS PER SQUARE FOOT		
SQ. FT.	ATTACHED	DETACHED
200	24.03	31.85
300	21.85	28.23
400	19.68	24.60
500	18.58	23.12
600	17.46	21.63
700	16.98	20.72
800	16.50	19.81
900	16.08	19.33
1000	15.67	18.85
LUMP SUM COSTS		
BASEMENT GARAGES:		
	Single:	\$1,382
	Double:	\$1,916

DEPRECIATION SCHEDULE
(Residential and Commercial)

EFFECTIVE AGE IN YEARS	EXCELLENT CONDITION	GOOD CONDITION	FAIR CONDITION	POOR CONDITION
0-3	5	5	10	15
4-10	5	10	15	20
11-20	10	15	20	25
21-30	10	20	25	30
31-40	15	25	30	45
41-49	20	30	35	50
50-59	25	30	40	55
60-69	30	40	55	65
70 & over	40	50	60	85



2 story with basement, frame construction



2 story with semi-basement apartments, frame construction



1 story with semi-basement apartments, frame with brick veneer construction

APARTMENT BUILDINGS

September 2005

<u>Type Of Construction</u>	Cost per <u>Sq. Ft. *</u>
Frame	\$48.76
Frame/Brick Veneer	\$52.14
Common Brick	\$53.59

* Apply to total floor area.

Costs may vary from the typical costs shown above, depending upon quality of construction and size of building.

ADJUSTMENTS

Per Square Foot

Basement - unfinished	\$13.85/Sq. Ft.
- finished	\$21.96/Sq. Ft.

Basement apartment	80% of Main Floor Costs.
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Semi-Basement	90% of Main Floor Costs.
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Wall Height (per Story)

Adjust base cost per foot over or under 8'.

- 3% for frame exterior wall,
- 4% for masonry, including veneer.
- 6% to unfinished basement.

LUMP SUMS

Built-in Appliances

Range & Oven	\$870	Exhaust fan or bath heater	\$240
Dishwasher	\$270	Garbage Disposal	\$150
Hood and fan	\$660	Wall air conditioner	\$860

OFFICE BUILDINGS

October 2005

<u>Type Of Construction</u>	<u>Cost per Sq. Ft. *</u>
Frame	\$50.53
Masonry	\$53.16
Metal	\$46.75

* Apply to total floor area.

Costs may vary from the typical costs shown above, depending upon quality of construction and size of building.



ADJUSTMENTS

Per Square Foot

Basement - unfinished	\$16.49/Sq. Ft.
- finished office space	\$37.69/Sq. Ft.

Warm and cool air (Based on sq. ft. of affected area)	\$16.03/Sq. Ft.
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Wall Height (per Story)	Adjust base cost 3% for each foot over or under 12'.
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Multistory Buildings

Add 0.5% for each story, over three above ground,
to all base costs, including basement costs.

Passenger elevators

2 Stories, base cost of \$31,700

Add \$5,600 per stop, including basement.





RETAIL BUILDINGS

October 2005

Type Of Construction	Cost per Sq. Ft. *
Frame	\$51.86
Masonry	\$38.76
Metal	\$34.81

* Apply to total floor area.

Costs may vary from the typical costs shown above, depending upon quality of construction and size of building.

ADJUSTMENTS

Per Square Foot

Basement - unfinished	\$11.24/Sq. Ft.
- finished retail space	\$20.6/Sq. Ft.

Warm and cool air (Based on sq. ft. of affected area)	\$11.44/Sq. Ft.
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Apartments Above Based on 8' walls, partitioned.	\$19.35/Sq. Ft.
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Wall Height (per Story)	Adjust base cost 2.1% for each foot over or under 12'.
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Multistory Buildings

Add 0.5% for each story, over three above ground,
to all base costs, including basement costs.

Passenger elevators

2 Stories, base cost of \$28,200

Add \$5,100 per stop, including basement.



DISTRIBUTION WAREHOUSES

October 2005

Type Of Construction	Cost per Sq. Ft. *
Frame	\$32.15
Masonry	\$25.41
Metal	\$22.34

* Apply to total floor area.

Costs may vary from the typical costs shown above, depending upon quality of construction and size of building.

ADJUSTMENTS Per Square Foot

Heating and cooling

Electric wall heaters	\$1.15/Sq. Ft.
Forced-air furnace	\$2.7/Sq. Ft.
Warm and cool air with zone control	\$11.83/Sq. Ft.

No Floor - Reduction	\$3.20/Sq. Ft.
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Wall Height (per Story)	Adjust base cost 2% for each foot over or under 14'.
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LUMP SUMS

Plumbing	\$2,740 per fixture
- Tap and drain	\$480 without fixture

Finished Office	\$20.00/Sq. Ft.
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GRAIN STORAGE ELEVATORS

October 2005

Reproduction Costs Based on Bushel Capacity

	Bushel Capacity	Total cost per bushel	Add for high speed machinery
Frame Structures - Elevator			
Wood cribbed on masonry foundation built of 2 x 4 to 2 x 8 wood cribbed with exterior covered with wood, corrugated metal or asbestos siding.	10,000	13.57	0.71
	15,000	11.69	0.67
	20,000	10.52	0.65
	25,000	9.69	0.64
	30,000	9.07	0.61
The cupola or monitor above the bins houses elevators and grain distribution machinery.	40,000	8.17	0.58
	50,000	7.53	0.57
	75,000	6.50	0.53
Add \$27 to \$48 per sq. ft. for attached covered elevator driveway.	100,000	5.88	0.51
See page 16 for office costs.	150,000	5.09	0.48

Frame Structures - Annex

Annex grain storage type, wood cribbed similar to main elevator.	50,000	4.90
	75,000	4.21
	100,000	3.79
Machinery consists of only conveying equipment to load and unload.	150,000	3.27
	200,000	2.95
	250,000	2.71
If annex has a headhouse, use elevator costs.		

Concrete Structures - Elevator

Tanks and cupola workhouse type elevator.	75,000	8.80	0.55
Tanks vary from 80 to 130 feet high and the diameter will vary from 14 to 35 ft.	100,000	8.22	0.53
	150,000	7.45	0.50
Wall thickness varies from 10 inches to 6 inches, depending on the design requirements.	200,000	6.96	0.47
	250,000	6.58	0.47
	300,000	6.30	0.45
Add \$38 to \$60 per sq. ft. for attached covered elevator driveway.	400,000	5.88	0.43
See page 16 for office costs.	500,000	5.57	0.42
	750,000	5.05	0.39

Concrete Structures - Annex

Concrete annex storage type tanks similar to concrete elevator, except does not have work house.	75,000	6.08
	100,000	5.67
	150,000	5.15
	200,000	4.81
	250,000	4.55
Machinery consists of only conveying equipment to load and unload.	300,000	4.37
	400,000	4.08
	500,000	3.87
If annex has a headhouse, use elevator costs.	750,000	3.52

GRAIN STORAGE

October 2005

GRAIN TANKS (Costs are for tanks only, no grain handling systems)

TANK CAPACITY (bushels)	COST PER BUSHEL	
	Bolted Steel (per bushel)	Corrugated Metal (per bin)
15,000	2.16	1.26
20,000	2.06	1.21
25,000	1.99	1.17
30,000	1.92	1.14
35,000	1.88	1.12
40,000	1.83	1.09
50,000	1.77	1.06
60,000	1.72	1.03
80,000	1.63	0.98
100,000	1.58	0.95
125,000	1.52	0.91
150,000	1.47	0.89
175,000	1.45	0.88
200,000	1.41	0.87
Add \$317.00 per running foot for tunnel and conveyor gallery.		

STEEL GRAIN BINS

DIAMETER (feet)	HEIGHT (feet)	CAPACITY (bu.)	W/OUT DRYING BIN	WITH DRYING BIN	SLAB FLOOR
15	15	2,329	5,523	8,036	609
	18	2,864	6,201	9,023	698
18	15	3,422	6,355	9,246	673
	18	4,198	7,211	10,492	698
	40	8,849	14,006	20,378	881
21	15	4,753	7,206	10,484	925
	18	5,813	8,740	12,717	965
	40	12,175	16,154	23,504	1,232
30	15	10,278	12,244	17,814	1,658
	18	12,473	14,476	21,062	1,782
	40	25,624	24,547	35,716	2,376
36	15	15,297	17,336	25,224	2,475
	18	18,473	19,672	28,623	2,598
	40	37,524	32,169	46,806	3,242
	59	53,400	43,695	63,576	3,712
48	15	26,749	24,681	35,910	4,504
	18	34,394	31,342	45,603	4,751
	40	68,264	59,190	86,122	5,790
	59	96,488	81,505	118,590	6,706
60	18	56,170	49,337	71,784	6,953
	40	109,092	92,977	135,281	7,621

**RESERVED
FOR
FUTURE
EXPANSION**

**RESERVED
FOR
FUTURE
EXPANSION**

DEPRECIATION

Physical Deterioration

Physical deterioration is the general wearing out of the structure. The most common causes are wear and tear through use, breakage, negligent care, dry rot, moisture, and other elements. While physical deterioration is often taken as a percentage per year, this is not realistic when applied to the whole structure. All components in a structure do not wear out at the same rate; a roof may be completely worn out and replaced after 20 years, whereas a concrete foundation may last 100 years. Assessors must inspect each structure and estimate the percentage of physical deterioration of each component. From this observation should come the estimate of physical deterioration. A suggested schedule of depreciation is provided, but should be adjusted to reflect the local market.

Functional Obsolescence

Functional obsolescence occurs when the utility of the structure is impaired by a change in the requirements of the building. It is described as a loss in value due to changes in style, taste, technology, needs, and demands, which contribute to its inability to perform the job for which it was constructed. The assessor in making the appraisal, must determine if conditions exist which indicate a loss due to functional obsolescence.

Economic Obsolescence

Economic obsolescence, also known as external obsolescence, is loss in value resulting from influences outside the property. Assessors refer to this as an area or location factor and assign a percentage reduction to the reproduction costs new. Assessment officials may have difficulty recognizing and estimating economic obsolescence. Two properties may be very similar in reproduction cost, be the same age, and in the same general repair, yet they may have vastly different market values. One property may be located in a thriving area with good economy, whereas the other may be located in a town where there is little economic activity. The market determines the economic obsolescence that should be used. Whenever and wherever there is market data that can be relied upon, then it should be used, but when no such market can be found it becomes necessary to use judgment. Some factors which affect economic obsolescence may be changes that limit the highest and best use of a property such as governmental restrictions, zoning, neighborhood decline and shifts in market demands. The factors can influence the value of the land and the improvements.

PETROLEUM BULK PLANTS

December 2004

Suggested Unit Value

PETROLEUM TANK SIZE (Installed on Gravel Foundation)	Replacement Cost New*	2% Annual Depreciaton	Residual Value After 35 Years
5,000 gallons	5,228	104.57	1,568
10,000 gallons	7,034	328.27	2,110
12,000 gallons	8,516	397.40	2,555
15,000 gallons	10,591	494.27	3,177
17,000 gallons	12,241	571.27	3,672
20,000 gallons	14,715	686.67	4,415
PROPANE TANK SIZE (Including Peirs)			
500 gallons	1,887	88.07	566
1,000 gallons	3,342	155.93	1,003
12,000 gallons	41,503	1,936.80	12,451
20,000 gallons	63,521	2,964.33	19,056
30,000 gallons	88,962	4,151.53	26,689

	<u>Cost per Sq Ft</u>
Small steel pumphouse on concrete pad.	\$22.64
Loading dock with steel rack.	\$131.22
Add for roof.	\$5.05
Add for each foot dock height above 10'	\$3.94
Unreinforced Concrete, 4" Driveway	\$3.03
Add or deduct per inch variation	0.30

QUONSET WITH 20' CENTER HEIGHT*

	30 Wide	40 Wide	60 Wide	70 Wide
LENGTH	48	\$20,700	\$25,300	-----
	60	\$24,500	\$29,800	\$42,500
	72	\$28,200	\$34,100	\$48,900
	96	\$34,900	\$42,400	\$60,800
	108	\$38,100	\$46,400	\$66,000
	120	\$41,300	\$50,400	\$71,300
				\$80,100

STEEL BUILDING WITH 14' HEIGHT TO EAVES*

	30 Wide	40 Wide	60 Wide	80 Wide
LENGTH	40	\$14,500	\$19,000	-----
	60	\$20,400	\$26,700	\$34,900
	80	\$27,100	\$34,200	\$46,300
	100	\$32,600	\$41,500	\$57,100
	120	\$37,800	\$48,500	\$66,500
	150	\$45,800	\$58,300	-----
	200	-----	\$74,300	-----

PETROLEUM SERVICE STATION UNDERGROUND TANKS

December 2004

Suggested Unit Value

Tank Size Single Wall	Replacement Cost New*	5% Annual Depreciaton	Residual Value After 15 Years
550 gallons	3,533	176.67	883
1,000 gallons	4,643	232.13	1,161
2,000 gallons	6,031	301.53	1,508
3,000 gallons	6,813	340.67	1,703
4,000 gallons	7,949	397.47	1,987
5,000 gallons	9,059	452.93	2,265
6,000 gallons	10,750	537.47	2,688
8,000 gallons	12,037	601.87	3,009
10,000 gallons	14,662	733.07	3,666
12,000 gallons	16,529	826.47	4,132
15,000 gallons	20,188	1,009.40	5,047
20,000 gallons	26,219	1,310.93	6,555

Tank Size Double Wall	Replacement Cost New*	5% Annual Depreciaton	Residual Value After 15 Years
550 gallons	5,274	263.67	1,319
1,000 gallons	7,899	394.93	1,975
2,000 gallons	9,488	474.40	2,372
3,000 gallons	11,154	557.67	2,789
4,000 gallons	12,416	620.80	3,104
5,000 gallons	15,469	773.47	3,867
6,000 gallons	17,589	879.47	4,397
8,000 gallons	19,759	987.93	4,940
10,000 gallons	24,150	1,207.47	6,038
12,000 gallons	26,295	1,314.73	6,574
15,000 gallons	35,077	1,753.87	8,769
20,000 gallons	40,452	2,022.60	10,113

* Costs are average costs for steel tanks, completely installed, including fittings, excavation, and backfill.

* Add 8% to R.C.N. for tanks that are fiber coated, and add 11% to R.C.N. for tanks that are fiberglass.

* Add \$3028 to \$4517 per tank for leakage monitoring system.

Note: Depreciation is computed with a residual value of 25% of replacement cost. Property which is still being used for the purpose for which it was designed should not be depreciated more than the residual value after 15 years.

RADIO AND TV TOWERS

October 2005

Self Supporting Radio and TV Towers			
Height in Feet	Replacement Cost (New)*	5% Annual Depreciation	Residual Value After 15 Years
150	\$96,344	\$4,817	\$24,086
200	155,867	7,793	38,967
300	306,888	15,344	76,722
400	496,669	24,833	124,167

Guyed Radio Towers			
Height in Feet	Replacement Cost (New)*	5% Annual Depreciation	Residual Value After 15 Years
150	\$20,764	\$1,038	\$5,191
200	27,685	1,384	6,921
300	41,528	2,076	10,382
400	55,370	2,769	13,843

Guyed TV Towers			
Height in Feet	Replacement Cost (New)*	5% Annual Depreciation	Residual Value After 15 Years
300	\$142,855	\$7,143	\$35,714
400	190,473	9,524	47,618
500	309,518	15,476	77,380
600	457,135	22,857	114,284
700	633,322	31,666	158,331
800	838,080	41,904	209,520
900	1,071,410	53,571	267,853
1000	1,333,310	66,666	333,328

* Included in the costs are concrete footings, erection, lighting, and platforms. Antennas and transmission equipment are not included.

Note: Depreciation is computed with a residual value of 25 percent of replacement cost. Property which is still being used for the purpose for which it was designed should not be depreciated more than the residual value after 15 years.

AM radio towers are personal property, because the whole tower is the antenna that floats above ground on a base insulator. FM and TV towers are attached to the ground and antennas are mounted on the towers.